

MAINE REAL ESTATE TAX-Paid

**QUITCLAIM DEED WITH COVENANT**

Statutory Short Form

DLN: 1002140142372

KNOW ALL BY THESE PRESENTS, That High Winds Properties LLC, a Maine Limited Liability Company, with a principal place of business in the City of South Portland, Cumberland County, Maine, for consideration paid, grants to Ian M. Voparil and Stephanie M. Watson, with a mailing address of 908 Bonfouca Pl, Mandeville, LA 70471 as JOINT TENANTS, with Quitclaim Covenant, the real property situated in the Town of Yarmouth, County of Cumberland and State of Maine, more particularly described as follows:

Being Lot 5 as shown on the approved Subdivision Plan of High Winds on Broad Cove as recorded in Plan Book 205, Page 665 Cumberland County Registry of Deeds and any all appurtenant rights thereto. Said property is a portion of property more commonly known as High Winds Subdivision on Broad Cove, Princes Point Road, Yarmouth, Maine.

This premises is sold subject to:

(a) Rights of the United States of America, the State of Maine, and the public generally in and to that portion of the premises lying below the mean high water mark of Broad Cove.

(b) All matters depicted or described on Final Subdivision Plan of High Winds on Broad Cove for Cole Farm Barn, LLC, Princes Point Road, Yarmouth, Maine, and on the Plans entitled Vegetation Management Plan, and Vegetation Management Plan - Standards, prepared by Northeast Civil Solutions, Inc. of Scarborough, Maine and Terrence J. DeWan & Associates Landscape Architects & Planners of Yarmouth, Maine, dated October 5, 2005 and recorded in the Cumberland County Registry of Deeds Plan Book 205, Page 665, 666 and 667, respectively.

(g) Condition, restriction or limitation pertaining to the portion of the premises described in deed from Point Princes, Inc. to Carolyn Snyder dated February 20, 1961

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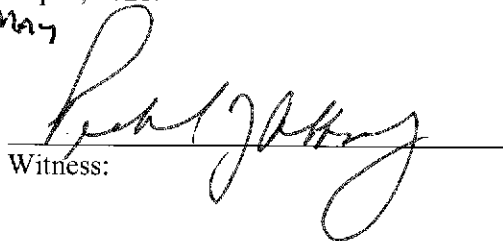
and recorded in the Cumberland County Registry of Deeds in Book 2588, Page 441 that the parcel described in said deed shall not be subdivide into more than two (2) lots without the written consent of Point Princes, Inc., its successor or assigns.

(h) The Declaration of Rights, Restrictions, Covenants & Easements for Highwinds on Broad Cove dated January 12, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23597, Page 64.

Reference is hereby made to a deed recorded in the Cumberland County Registry of Deeds at Book 25073, Page 158, as amended by corrective deed recorded in the Cumberland County Registry of Deeds at Book 25235, Page 9.

IN WITNESS WHEREOF, the said High Winds Properties LLC has caused this instrument to be signed and sealed by Ellen Fontaine, its Manager, thereunto duly authorized this 3d day of ~~April~~, 2021.

May

  
Witness:

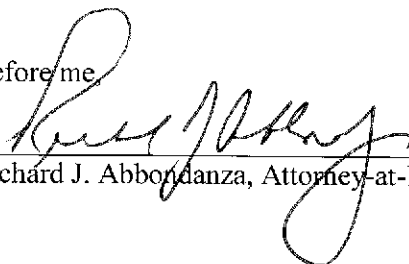
High Winds Properties LLC

  
By Ellen Fontaine, its Manager

STATE OF Maine  
COUNTY OF Cumberland, ss.

Personally appeared on ~~April~~ <sup>May</sup> 3, 2021, the above-named Ellen Fontaine, Manager of High Winds Properties LLC, and acknowledged the foregoing to be her free act and the free act and deed of said High Winds Properties LLC.

Before me

  
Richard J. Abbondanza, Attorney-at-Law